

**22006 Township Road 820  
Rural Northern Sunrise County, Alberta**

**MLS # A2166081**

**\$349,000**



<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Acreage with Residence, Modular Home		
<b>Size:</b>	1,672 sq.ft.	<b>Age:</b>	2021 (3 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	20.00 Acres		
<b>Lot Feat:</b>	Fruit Trees/Shrub(s), Landscaped, Many Trees, Pasture, Private, Subdivided,		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Dugout, Public
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	1-82-22-W5
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RS
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), High Ceilings, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Soaking Tub		

**Inclusions:** Furniture Negotiable

20 quiet acres on the outskirts of Marie Reine; just packed full of opportunity. Currently being run as an air B&B & small horse ranch. This could be the perfect opportunity for a retired couple looking for residual income. The landscaping is full of interesting eye catching corners, all designed to compliment the B&B & ranch theme. There is a cozy little 3 season guest cabin in addition to 3 bedrooms in the house to be used for guests. This acreage is "hobby farm ready", offering perimeter electric fencing with cross fencing, some pasture, two dugouts and a shelter barn with stalls & bale storage for your horses. This 4 bedroom/2 bathroom home would be ideal for any growing family wanting an affordable acreage to raise the kids. Located just off of HWY 744, school bus pick-up is a breeze. Its hard to find an acreage serviced with municipal water and sewer, just a 20 minute highway drive to Peace River. Please take a minute to view the attached video. It would be a pleasure for your Realtor to show you this fun and versatile acreage.